

ORDINANCE NO. 020627-Z-26

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1109 SOUTH PLEASANT VALLEY ROAD FROM GENERAL OFFICE (GO) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT AND RURAL RESIDENCE (RR) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-02-0047, as follows:

Tract One: From general office (GO) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

A 3.057 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract Two: From general commercial services (CS) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

Lot 2, Block A, Jefferson Commons at the Ballpark a resubdivision of Lot 1 Pleasant Valley Sportsplex and Lot 2 of the Grandslam Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200000252 of the Plat Records of Travis County, Texas,

Tract Three: From general office (GO) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

A 6.935 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

Tract Four: From general commercial services (CS) district and general office (GO) district to rural residence (RR) district.

A 3.864 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

locally known as 1109 South Pleasant Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. Development of the Property may not exceed 216 residential units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 8, 2002.

PASSED AND APPROVED

June 27, 2002

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

3.057 ACRES
BALLPARK PHASE II
TRACT 1

FN.NO. 02-082(SMC)
MARCH 22, 2002
BPI JOB NO. 512-88.92

EXHIBIT A

DESCRIPTION

OF A 3.057 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 3.06 ACRE TRACT OF LAND CONVEYED TO RPC INVESTMENTS, INC. BY DEED OF RECORD IN VOLUME 10887, PAGE 583 AND TO THE NATURE CONSERVANCY BY DEED OF RECORD IN VOLUME 10896, PAGE 403 BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.057 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly line of South Pleasant Valley Road (120' R.O.W.), being the southwesterly corner of Lot 2, Block "A" Jefferson Commons at the Ballpark, a subdivision of record in Document No. 200000252 of the Official Public Records of Travis County, Texas, same being the northwesterly corner of said 3.06 acre tract and the northwesterly corner hereof;

THENCE, S59°47'25"E, along the southerly line of said Lot 2, for the northerly line hereof, a distance of 295.88 feet to a cotton spindle found, being the northwesterly corner of Lot 1, Block "A" of said Jefferson Commons at the Ballpark and northeasterly corner of said 3.06 acre tract and the northeasterly corner hereof, from which a 1/2 inch iron rod with cap found in the westerly line of Lot 2, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of the Plat Records of Travis County, Texas, being the southeasterly corner of said Lot 2 and the northeasterly corner of said Lot 1, bears S59°47'25"E, a distance of 763.76 feet;

THENCE, leaving the southerly line of said Lot 2, along the irregular westerly line of said Lot 1, for the easterly and southerly lines hereof, the following two (2) courses and distances:

- 1) S30°13'03"W, a distance of 450.10 feet to a 1/2 inch iron rod with cap found for the southeasterly corner of said 3.06 acre tract and the southeasterly corner hereof;
- 2) N59°46'57"W, a distance of 295.88 feet to a 1/2 inch iron rod with cap found in the easterly line of South Pleasant Valley Road, being an angle point in the irregular westerly line of said Lot 1, for the southwesterly corner of said 3.06 acre tract and the southwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the westerly line of South Pleasant Valley Road, being the northwesterly corner of that certain tract of land conveyed to Gerald T. Daughtery by deed of record in Volume 12328, Page 780 of said Real Property Records, same being an angle point in the irregular westerly line of said Lot 1, bears S30°13'03"W, a distance of 50.00 feet;

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PAGE 2 of 2

THENCE, N30°13'03"E, along the easterly line of South Pleasant Valley Road, for the westerly line of said 3.06 acre tract and the westerly line hereof, a distance of 450.06 feet to the **POINT OF BEGINNING**, containing an area of 3.057 acres (133,168 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, STE. 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 3/22/02
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267



6.935 ACRES
BALLPARK PHASE II
TRACT 3

FN.NO. 02-083(SMC)
MARCH 22, 2002
BPI JOB NO. 512-88.92

EXHIBIT B

DESCRIPTION

OF A 6.935 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 6.94 ACRE TRACT OF LAND CONVEYED TO RPC INVESTMENTS, INC. BY DEED OF RECORD IN VOLUME 10887, PAGE 583 AND TO THE NATURE CONSERVANCY BY DEED OF RECORD IN VOLUME 10896, PAGE 407 BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.935 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of South Pleasant Valley Road (120' R.O.W.), being the northwesterly corner of Lot 2, Block "A" Jefferson Commons at the Ballpark, a subdivision of record in Document No. 200000252 of the Official Public Records of Travis County, Texas, for the southwesterly corner of said 6.94 acre tract and southwesterly corner hereof;

THENCE, N30°13'03"E, along the easterly line of South Pleasant Valley Road, for the westerly line of said 6.94 acre tract and the westerly line hereof, a distance of 135.03 feet to a 1/2 inch iron rod found, being the southwesterly corner of that certain tract of land called "Tract II" as conveyed to The Trust for Public Land by deed of record in Volume 11925, Page 2212 of said Real Property records, same being the point of curvature of a non-tangent curve to the right, for the northwesterly corner of said 6.94 acre tract and the northwesterly corner hereof;

THENCE, along the southerly line of said "Tract II", for the northerly line of said 6.94 acre tract and the northerly line hereof, the following four (4) courses and distances:

- 1) Along said non-tangent curve to the right, having a radius of 15.00 feet, a central angle of 89°15'14", an arc length of 23.37 feet and a chord which bears N75°00'47"E, a distance of 21.07 feet to a 1/2 inch iron rod found for the end of said curve;
- 2) S60°44'45"E, a distance of 295.77 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, having a radius of 850.00 feet, a central angle of 22°32'11", an arc length of 334.33 feet and a chord which bears S72°00'44"E, a distance of 332.18 feet to a 1/2 inch iron rod found for the end of said curve;

FN. NO. 02-083 (SMC)

MARCH 22, 2002

PAGE 2 of 2

- 4) S83°17'03"E, a distance of 617.05 feet to a calculated point in the water, same being the northwesterly corner of Lot 2, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of the Plat Records of Travis County, Texas, for the northeasterly corner of said 6.94 acre tract and the northeasterly corner hereof;

THENCE, S30°25'13"W, leaving the southerly line of said "Tract II" along a portion of the westerly line of said Lot 2, Block "A" Melrose Addition Section One, for the easterly line of said 6.94 acre tract and the easterly line hereof, a distance of 471.38 feet to a 1/2 inch iron rod with cap found, being the northeasterly corner of said Lot 2, Block "A" Jefferson Commons at the Ballpark, for the southeasterly corner of said 6.94 acre tract and the southeasterly corner hereof;

THENCE, N59°47'00"W, leaving the westerly line of said Lot 2, Block "A" Melrose Addition Section One, along the northerly line of said Lot 2, Block "A" Jefferson Commons at the Ballpark, for the southerly line of said 6.94 acre tract and the southerly line hereof, a distance of 1199.41 feet to the **POINT OF BEGINNING**, containing an area of 6.935 acres (302,083 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, STE. 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 3/22/02
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267



3.864 ACRES
BALLPARK PHASE II
JPI TEXAS DEVELOPMENT, INC.

FN.NO. 02-129(SMC)

MAY 9, 2002

BPI JOB NO. 512-88.31

EXHIBIT C
DESCRIPTION

OF A 3.864 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK "A" JEFFERSON COMMONS AT THE BALLPARK, A RESUBDIVISION OF LOT 1, PLEASANT VALLEY SPORTSPLEX AND LOT 1 GRANDSLAM ADDITION, OF RECORD IN DOCUMENT NO. 200000252 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 6.94 ACRE TRACT OF LAND CONVEYED TO RPC INVESTMENTS, INC. AND THE NATURE CONSERVANCY OF RECORD IN VOLUME 10887, PAGE 583 AND VOLUME 10896, PAGE 407 BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.864 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly line of Lot 1, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of the Plat Records of Travis County, Texas, being the southeasterly corner of said Lot 2, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition, same being the northeasterly corner of Lot 1, Block "A" of said Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition, for the southeasterly corner hereof;

THENCE, N59°47'25"W, along the southerly line of said Lot 2, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition, being the northerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition, for the southerly line hereof, a distance of 222.65 feet to the southwesterly corner hereof;

THENCE, leaving the northerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition, over and across said Lot 2, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition and said 6.94 acre tract, for the westerly line hereof, the following ten (10) courses and distances:

- 1) N31°23'10"E, a distance of 56.34 feet to an angle point;
- 2) N39°47'43"E, a distance of 77.69 feet to an angle point

- 3) N20°28'03"E, a distance of 157.34 feet to an angle point;
- 4) N20°13'53"W, a distance of 19.77 feet to an angle point;
- 5) N30°13'03"E, a distance of 71.46 feet to an angle point;
- 6) N60°33'12"E, a distance of 16.09 feet to an angle point;
- 7) N23°33'56"E, a distance of 62.48 feet to an angle point;
- 8) N47°23'39"E, a distance of 47.38 feet to an angle point;
- 9) N26°18'02"E, a distance of 100.13 feet to an angle point;
- 10) N44°27'04"E, a distance of 83.03 feet to a point in the northerly line of said 6.94 acre tract, being the southerly line of that certain tract of land called "Tract II" conveyed to The Trust for Public Land of record in Volume 11925, Page 2212 of said Real Property Records, for the northwesterly corner hereof;

THENCE, S83°17'03"E, along the northerly line of said 6.94 acre tract, being the southerly line of said "Tract II", for the northerly line hereof, a distance of 245.01 feet to a calculated point, being the northwesterly corner of Lot 2, Block "A" of said Melrose Addition Section One, same being the northeasterly corner of said 6.94 acre tract and northeasterly corner hereof;

THENCE, leaving the southerly line of said "Tract II", along the westerly line of said Lot 1 and said Lot 2, Block "A" of said Melrose Addition Section One, being the easterly line of said 6.94 acre tract and the easterly line of said Lot 2, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1, Grandslam Addition, for the easterly line hereof, the following two (2) courses and distances:

- 1) S30°25'13"W, passing at a distance of 471.38 feet a 1/2 inch iron rod found for the southeasterly corner of said 6.94 acre tract, being the northeasterly corner of said Lot 2, Block "A" Jefferson Commons at the Ballpark, a Resubdivision of Lot 1, Pleasant Valley Sportsplex and Lot 1 Grandslam Addition and continuing a total distance of 759.87 feet to the point of curvature of a non-tangent curve to the left;

FN. NO. 02-129(SMC)
MAY 9, 2002
PAGE 3 of 3

- 2) Along said non-tangent curve to the left, having a radius of 1337.22 feet, a central angle of $00^{\circ}29'26''$, an arc length of 11.45 feet and a chord which bears $S30^{\circ}10'03''W$, a distance of 11.45 feet to the **POINT OF BEGINNING**, containing an area of 3.864 acres (168,299 sq. ft.) of land, more or less, within these metes and bounds.

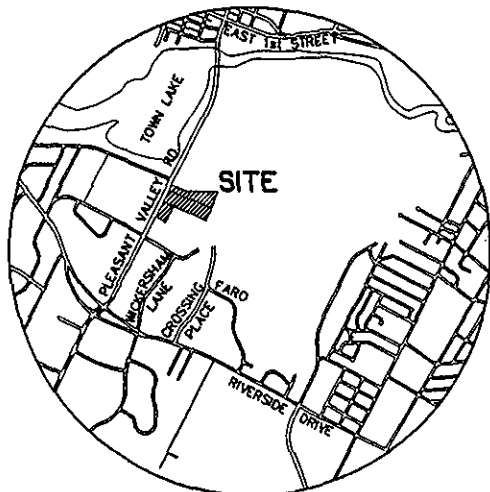
BEARING BASIS SHOWN HEREON IS THE NORTHERLY LINE OF LOT 2, BLOCK "A" JEFFERSON COMMONS AT THE BALLPARK, A RESUBDIVISION OF LOT 1, PLEASANT VALLEY SPORTSPLEX AND LOT 1 GRANDSLAM ADDITION OF RECORD IN DOCUMENT NO. 200000252 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

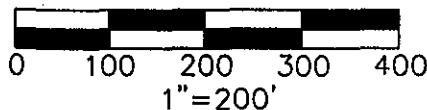
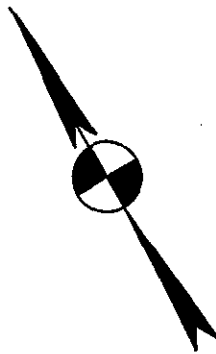
BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, STE. 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 5/9/02
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267





VICINITY MAP
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

CALCULATED POINT
UNDER WATER
AT TIME OF SURVEY

SOUTH
LAKESHORE BLVD.
(120' R.O.W.)

SOUTH PLEASANT VALLEY ROAD
(120' R.O.W.)

PORTION OF TRACT II (53.576 Ac.)
THE TRUST FOR PUBLIC LAND
VOL. 11925, PG. 2212

6.94 ACRES
RPC INVESTMENTS, INC. &
THE NATURE CONSERVANCY
VOL. 10887, PG. 583
VOL. 10896, PG. 407

LOT 2, BLOCK "A"
JEFFERSON COMMONS AT THE BALLPARK,
A RESUBDIVISION OF LOT 1, PLEASANT
VALLEY SPORTSPLEX
AND LOT 1 GRANDSLAM ADDITION
DOC. NO. 200000252

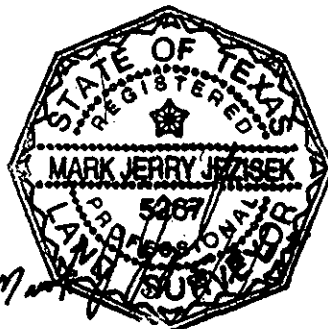
3.06 AC.
RPC INVESTMENTS, INC. &
THE NATURE CONSERVANCY
VOL. 10887, PG. 583
VOL. 10896, PG. 407

LOT 1, BLOCK "A"
JEFFERSON COMMONS AT THE BALLPARK,
A RESUBDIVISION OF LOT 1, PLEASANT
VALLEY SPORTSPLEX
AND LOT 1 GRANDSLAM ADDITION
DOC. NO. 200000252

N59°47'25"W
222.65'

P.O.B.

SEE DETAIL
SHEET 2 OF 2



COGO: 512-73
SHEET 1 OF 2

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF 3.864 ACRES OF LAND, BEING A PORTION OF LOT 2, BLOCK "A"
JEFFERSON COMMONS AT THE BALLPARK A RESUBDIVISION OF LOT 1
PLEASANT VALLEY SPORTSPLEX AND LOT 1 GRANDSLAM ADDITION OF
RECORD IN DOCUMENT NO. 200000252 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF
THAT CERTAIN 6.94 ACRES OF LAND OF RECORD IN VOLUME 10887,
PAGE 583 AND VOLUME 10896, PAGE 407 BOTH OF THE REAL
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**JPI TEXAS
DEVELOPMENT, INC.**

DATE: 05/09/02

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FN No.: FN02-129(SMC)

DRAWN BY: SMC

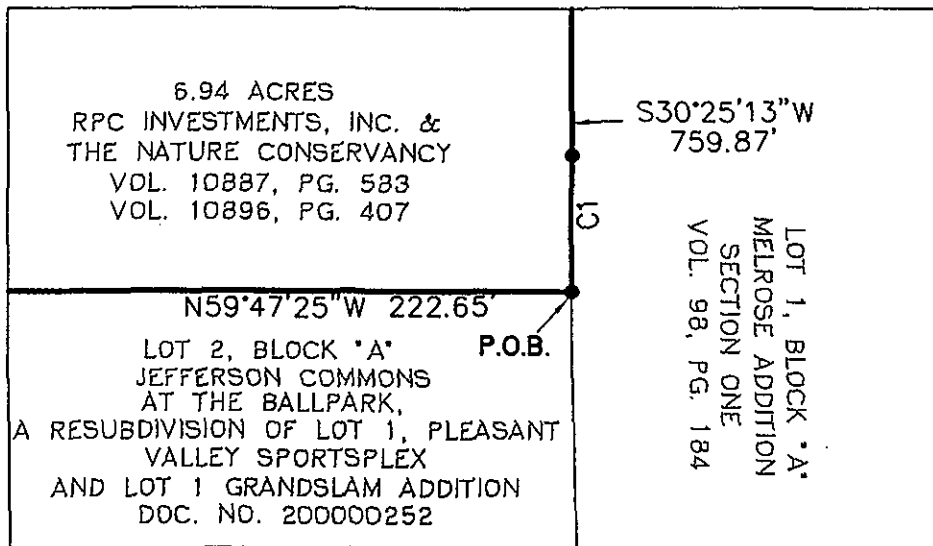
PROJ. No: 512-88.31

LINE TABLE

No.	Bearing	Distance
L1	N31°23'10"E	56.34'
L2	N39°47'43"E	77.69'
L3	N20°28'03"E	157.34'
L4	N20°13'53"W	19.77'
L5	N30°13'03"E	71.46'
L6	N60°33'12"E	16.09'
L7	N23°33'56"E	62.48'
L8	N47°23'39"E	47.38'
L9	N26°18'02"E	100.13'
L10	N44°27'04"E	83.03'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	00°29'26"	1337.22	11.45	11.45	S30°10'03"W



DETAIL
N.T.S.

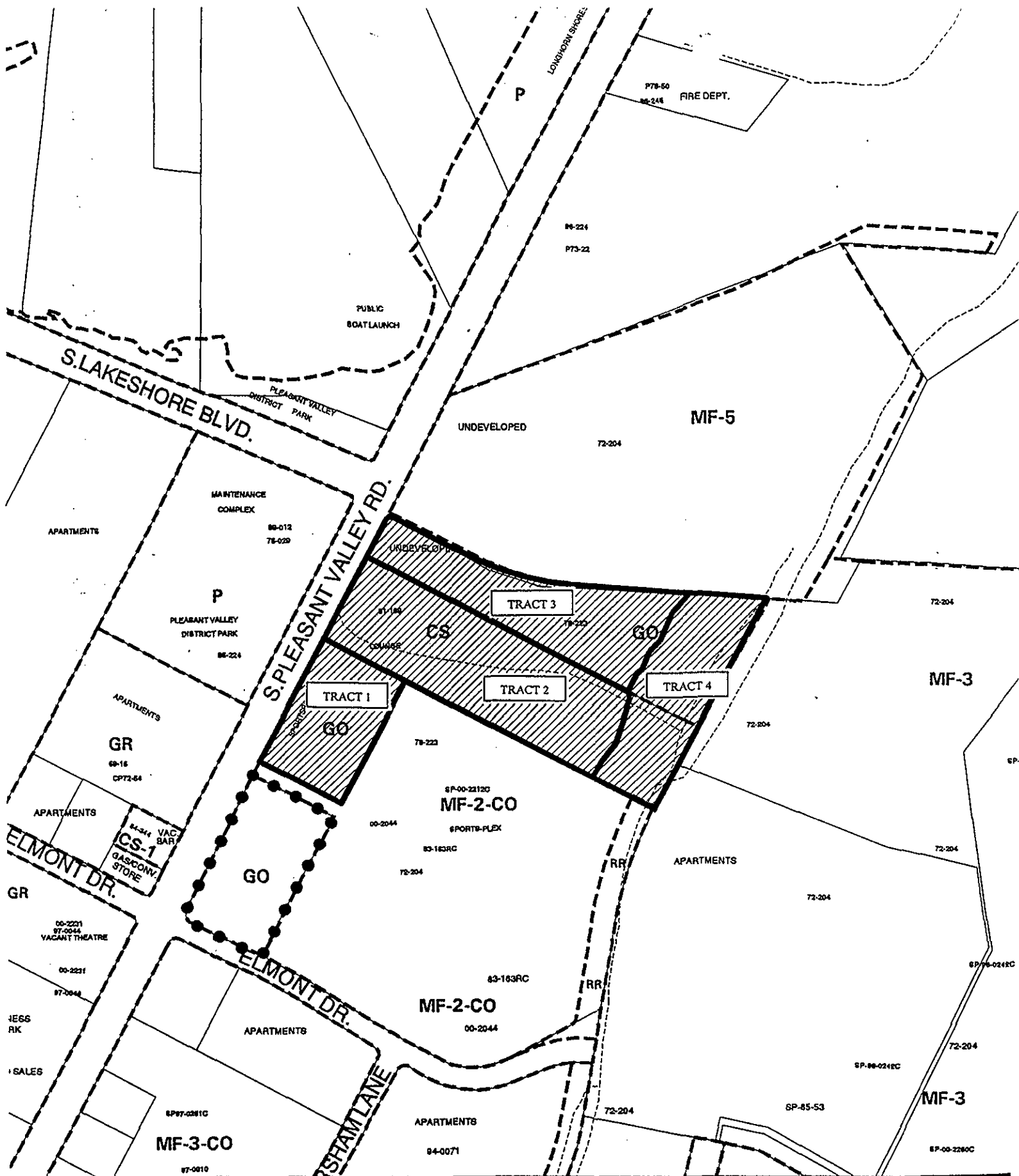
SHEET 2 OF 2


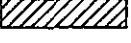

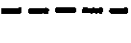
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Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF 3.864 ACRES OF LAND, BEING A PORTION OF LOT 2, BLOCK "A" JEFFERSON COMMONS AT THE BALLPARK A RESUBDIVISION OF LOT 1 PLEASANT VALLEY SPORTSPLEX AND LOT 1 GRANDSLAM ADDITION OF RECORD IN DOCUMENT NO. 200000252 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 6.94 ACRES OF LAND OF RECORD IN VOLUME 10887, PAGE 583 AND VOLUME 10896, PAGE 407 BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**JPI TEXAS
DEVELOPMENT, INC.**

DATE: 05/09/02 FILE: H:\512\88\51288EX6.dwg FN No.: FN02-129(SMC) DRAWN BY: SMC PROJ. No: 512-88.31



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT D CASE #: C14-02-0047 ADDRESS: 1109 S PLEASANT VALLEY RD. SUBJECT AREA (acres): 18.260	DATE: 02-05 INTLS: SM	CITY GRID REFERENCE NUMBER K20
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: A.BEADUET				